

2014 King County Median Income Levels by Household Size

The following chart is only intended as an estimate of affordable rents and home prices based on present conditions. Current conditions and particular circumstances will be taken into account in determining actual affordable rents and home prices. See notes below for detail of assumptions about present conditions.

| Percent of Median Income | One Person Household | Two Person Household | Average Household (2.4 Persons)* | Three Person Household | Four Person Household | Five Person Household | Six Person Household |
|---------------------------|----------------------|----------------------|----------------------------------|------------------------|-----------------------|-----------------------|----------------------|
| 30% | \$ 18,550 | \$ 21,200 | \$ 22,260 | \$ 23,850 | \$ 26,450 | \$ 28,600 | \$ 32,800 |
| Affordable Hsg Payment*** | \$ 356 | \$ 406 | \$ 427 | \$ 457 | \$ 507 | \$ 548 | \$ 629 |
| Affordable Rent | \$ 464 | \$ 530 | \$ 557 | \$ 596 | \$ 661 | \$ 715 | \$ 820 |
| Affordable House Price*** | \$78,000 | \$89,100 | \$93,600 | \$100,200 | \$111,200 | \$120,200 | \$137,900 |
| 40% | \$ 24,720 | \$ 28,240 | \$ 29,648 | \$ 31,760 | \$ 35,280 | \$ 38,120 | \$ 40,960 |
| Affordable Hsg Payment | \$ 474 | \$ 541 | \$ 568 | \$ 609 | \$ 676 | \$ 731 | \$ 785 |
| Affordable Rent | \$ 618 | \$ 706 | \$ 741 | \$ 794 | \$ 882 | \$ 953 | \$ 1,024 |
| Affordable House Price | \$103,900 | \$118,700 | \$124,600 | \$133,500 | \$148,300 | \$160,200 | \$172,200 |
| 50% | \$ 30,900 | \$ 35,300 | \$ 37,060 | \$ 39,700 | \$ 44,100 | \$ 47,650 | \$ 51,200 |
| Affordable Hsg Payment | \$ 592 | \$ 677 | \$ 710 | \$ 761 | \$ 845 | \$ 913 | \$ 981 |
| Affordable Rent | \$ 773 | \$ 883 | \$ 927 | \$ 993 | \$ 1,103 | \$ 1,191 | \$ 1,280 |
| Affordable House Price | \$129,900 | \$148,400 | \$155,800 | \$166,900 | \$185,400 | \$200,300 | \$215,200 |
| 60% | \$ 37,080 | \$ 42,360 | \$ 44,472 | \$ 47,640 | \$ 52,920 | \$ 57,180 | \$ 61,440 |
| Affordable Hsg Payment | \$ 711 | \$ 812 | \$ 852 | \$ 913 | \$ 1,014 | \$ 1,096 | \$ 1,178 |
| Affordable Rent | \$ 927 | \$ 1,059 | \$ 1,112 | \$ 1,191 | \$ 1,323 | \$ 1,430 | \$ 1,536 |
| Affordable House Price | \$155,800 | \$178,000 | \$186,900 | \$200,200 | \$222,400 | \$240,300 | \$258,200 |
| 70% | \$ 432,260 | \$ 49,420 | \$ 51,884 | \$ 55,580 | \$ 61,740 | \$ 66,710 | \$ 71,680 |
| Affordable Hsg Payment | \$ 8,285 | \$ 947 | \$ 994 | \$ 1,065 | \$ 1,183 | \$ 1,279 | \$ 1,374 |
| Affordable Rent | \$ 10,807 | \$ 1,236 | \$ 1,297 | \$ 1,390 | \$ 1,544 | \$ 1,668 | \$ 1,792 |
| Affordable House Price | \$1,816,800 | \$207,700 | \$218,100 | \$233,600 | \$259,500 | \$280,400 | \$301,300 |
| 80% (capped)** | \$ 44,750 | \$ 51,150 | \$ 56,250 | \$ 63,900 | \$ 63,900 | \$ 69,050 | \$ 74,150 |
| Affordable Hsg Payment | \$ 858 | \$ 980 | \$ 1,078 | \$ 1,225 | \$ 1,225 | \$ 1,323 | \$ 1,421 |
| Affordable Rent | \$ 1,119 | \$ 1,279 | \$ 1,406 | \$ 1,598 | \$ 1,598 | \$ 1,726 | \$ 1,854 |
| Affordable House Price | \$188,100 | \$215,000 | \$236,400 | \$268,600 | \$268,600 | \$290,200 | \$311,700 |
| 80% (not capped) | \$ 49,440 | \$ 56,480 | \$ 59,296 | \$ 63,520 | \$ 70,560 | \$ 76,240 | \$ 81,920 |
| Affordable Hsg Payment | \$ 948 | \$ 1,083 | \$ 1,137 | \$ 1,217 | \$ 1,352 | \$ 1,461 | \$ 1,570 |
| Affordable Rent | \$ 1,236 | \$ 1,412 | \$ 1,482 | \$ 1,588 | \$ 1,764 | \$ 1,906 | \$ 2,048 |
| Affordable House Price | \$207,800 | \$237,400 | \$249,200 | \$267,000 | \$296,600 | \$320,400 | \$344,300 |
| 90% | \$ 55,620 | \$ 63,540 | \$ 66,708 | \$ 71,460 | \$ 79,380 | \$ 85,770 | \$ 92,160 |
| Affordable Hsg Payment | \$ 1,066 | \$ 1,218 | \$ 1,279 | \$ 1,370 | \$ 1,521 | \$ 1,644 | \$ 1,766 |
| Affordable Rent | \$ 1,391 | \$ 1,589 | \$ 1,668 | \$ 1,787 | \$ 1,985 | \$ 2,144 | \$ 2,304 |
| Affordable House Price | \$233,800 | \$267,100 | \$280,400 | \$300,400 | \$333,600 | \$360,500 | \$387,400 |
| 100% | \$ 61,800 | \$ 70,600 | \$ 74,120 | \$ 79,400 | \$ 88,200 | \$ 95,300 | \$ 102,400 |
| Affordable Hsg Payment | \$ 1,185 | \$ 1,353 | \$ 1,421 | \$ 1,522 | \$ 1,691 | \$ 1,827 | \$ 1,963 |
| Affordable Rent | \$ 1,545 | \$ 1,765 | \$ 1,853 | \$ 1,985 | \$ 2,205 | \$ 2,383 | \$ 2,560 |
| Affordable House Price | \$259,700 | \$296,700 | \$311,500 | \$333,700 | \$370,700 | \$400,600 | \$430,400 |
| 115% | \$ 71,070 | \$ 81,190 | \$ 85,238 | \$ 91,310 | \$ 101,430 | \$ 109,595 | \$ 117,760 |
| Affordable Hsg Payment | \$ 1,362 | \$ 1,556 | \$ 1,634 | \$ 1,750 | \$ 1,944 | \$ 2,101 | \$ 2,257 |
| Affordable Rent | \$ 1,777 | \$ 2,030 | \$ 2,131 | \$ 2,283 | \$ 2,536 | \$ 2,740 | \$ 2,944 |
| Affordable House Price | \$298,700 | \$341,200 | \$358,300 | \$383,800 | \$426,300 | \$460,600 | \$495,000 |
| 120% | \$ 74,160 | \$ 84,720 | \$ 88,944 | \$ 95,280 | \$ 105,840 | \$ 114,360 | \$ 122,880 |
| Affordable Hsg Payment | \$ 1,421 | \$ 1,624 | \$ 1,705 | \$ 1,826 | \$ 2,029 | \$ 2,192 | \$ 2,355 |
| Affordable Rent | \$ 1,854 | \$ 2,118 | \$ 2,224 | \$ 2,382 | \$ 2,646 | \$ 2,859 | \$ 3,072 |
| Affordable House Price | \$311,700 | \$356,100 | \$373,800 | \$400,500 | \$444,900 | \$480,700 | \$516,500 |
| 150% | \$ 92,700 | \$ 105,900 | \$ 111,180 | \$ 119,100 | \$ 132,300 | \$ 142,950 | \$ 153,600 |
| Affordable Hsg Payment | \$ 1,777 | \$ 2,030 | \$ 2,131 | \$ 2,283 | \$ 2,536 | \$ 2,740 | \$ 2,944 |
| Affordable Rent | \$ 2,318 | \$ 2,648 | \$ 2,780 | \$ 2,978 | \$ 3,308 | \$ 3,574 | \$ 3,840 |
| Affordable House Price | \$367,800 | \$420,100 | \$441,100 | \$472,500 | \$524,800 | \$567,100 | \$609,300 |

*Since the average KC household is about 2.4 persons, this column approximates the median for all households in the County.

**HUD caps the 80% category at the national level, so it represents less than 80% of median income in the King County area. Many federal programs use this capped 80% level.

***Affordable housing costs are based on 30% of monthly income. An affordable housing payment (principle and interest only) is calculated at 23% of monthly income. Taxes, utilities and/or condo or homeowner fees are estimated to account for an additional 7%, but could be as much as 10%. Affordable rent is calculated at 30% of

This chart currently calculates the affordable mortgage payment based on 10% down payment and fixed interest of 4.5%. These may change with market conditions. Many conventional mortgages now require a 20% down payment.